

Commerce City

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Meeting Minutes - Final

Tuesday, August 24, 2021

6:00 PM

Council Chambers

Planning Commission

Call to Order

Chairman Popiel called the meeting to order at 6:01pm.

Pledge of Allegiance

Roll Call

Commissioner's present:

Chairman Popiel

Vice-Chairman Amador

Chairman Cammack

Chairman Yost

Chairman Ingram

Alternate members on the floor:

Steve Douglas

Angela VanDijk

Garret Biltoft

Kim Adame called roll. All present affirmed.

Present 8 - Commissioner Andrew Amador, Alternate Commissioner Angela VanDijk, Commissioner David Yost, Commissioner Dennis Cammack, Alternate Commissioner Garret Biltoft, Chair Jonathan Popiel, Commissioner Jordan Ingram, and Alternate Commissioner Steven J. Douglas

Approval of Minutes:

[Min 21-181](#)

Attachments: [6 June 1 2021 Minutes draft](#)

A motion was made by Commissioner Cammack, seconded by Commissioner Yost, that this Minutes be approved. VOICE VOTE: Commissioner Ingram Abstained; all others affirmed.

Case(s):

[Pres 21-459](#)

S-716-18-20-20-21: Oakwood Homes is requesting approval of Reunion Ridge Filing No.1, Amendment No. 4 to replat 15.12 acres into 129 residential lots and 4 tracts for single family residential development. The property is located south of E. 104th Avenue, between Tucson Street and Vaughn Way and is zoned PUD (Planned Unit Development District).

Attachments: [PC Staff Report](#)
[Vmap](#)
[Narrative](#)
[Reunion Ridge Filing No.1, Amendment No. 4 Final Plat](#)
[Parking Layout](#)
[CFFF Trifold Brochure Jun2021](#)
[Planning Commission Letter_F1Am4 Final Plat Hearing_08.16.21\(6135533.2\)](#)
[Exhibit A - Staff Report - Planning Commission\(6135168.1\)](#)
[Exhibit B - Reunion PUD Narrative\(6135187.1\)](#)
[Exhibit C - City Council Hearing Minutes\(6135218.1\)](#)
[Exhibit D - Oakwood First Round Comment Responses\(6135242.2\)](#)
[Exhibit E - Oakwood Second Round Comment Responses\(6135249.2\)](#)
[Exhibit F - City Council Special Hearing Transcript\(6135263.1\)](#)
[Exhibit G - Reunion PUD Zone Document\(6135707.1\)](#)
[Exhibit H - DEVELOPMENT STANDARDS Matrix\(6135395.1\)](#)

Matt Hader, Deputy City Attorney, introduced the case and introduced staff presenting the case.

Travis Reynolds, Planner, presented case S-716-18-20-20-21 and noted all information pertinent to noticing, publication and the presentation is in the record.

Vice Chairman Amador asks for timeline of school and wanted clarification of school location & wanted a definition of mixed use. Concerned about future development and how it fits into the comp-plan.

Commissioner Yost wanted to clarify traffic study and traffic patterns - Wanted to know why Oakwood created their own non-profit instead of staying in the CFF - So the RCF will only benefit Reunion and not Turnberry, for example.

Commissioner Cammack believes that the amendment to add more SFD rather than save that area on 104th will reduce opportunities for commercial, retail, business, etc. Could have a negative impact on futures taxes or bonds. Believes we need the homes but would like to see jobs come with them. What are the target markets / demographics for this neighborhood?

Chairman Popiel wanted to know what the development was E of Tuscan. Asked how Oakwood came to find the need to change to more residential vs. retail/business.

Chairman Popiel invited the applicant to speak.

Michelle, Oakwood Representative gave presentation - stated that as a master developer they are adjusting to the changing needs of both Oakwood, as a master developer, and that of the changing needs of the city and what the amended comp plan is envisioning and directing.

Jim Hayes, understood the need for various school sites- The type of businesses that would be attracted are what are already being built in the area. They did not feel that

because of the current development they would not be able to attract or fill commercial spaces that would be the same type of small business that were already established. Homes will be for those who have good credit and jobs, but looking for a lower cost home. They are actively marketing other areas for commercial and business parks. They are working with ED and trying to integrate commercial options specifically west of tower.

Kelly Leid, addressed the RCF/27j non-profit organization. They wanted more control of how the money would be used and wanted the proceeds to stay in Reunion. Stated that they are able to support other schools and have had such request to support fundraisers. RCF can be used for educational projects

Seeing no further comments, Chairman Popiel invited the public to speak.

Terri Lucero, CFO 27j - He stated he was not in favor of or apposed to the project. But just wanted to speak to the impacts of the project to 27j. Claims that the increase of the residential homes will cause a financial burden.

Steve Douglas, 1070 Unity Pkwy - seemed to oppose the project by suggesting to add more commercial sites.

Seeing no further verbal or written comments, Chairman Popiel closed Public Portion and called for a motion.

Vice Chairman Amador further discussed how he sees the overall value of the plan even though the development today is not a school or retail- supports this amendment

Vote called.

**A motion was made by Commissioner Cammack:
I move that the Planning Commission enter a finding that the requested final plat for the property generally known as Reunion Ridge, Filing #1, Amendment #4 contained in case S-716-18-20-20-21 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the final plat.
Seconded by Commissioner Ingram**

Aye: 5 - Commissioner Amador, Commissioner Yost, Commissioner Cammack, Chair Popiel and Commissioner Ingram

Abstained: 3 - Alternate Commissioner VanDijk, Alternate Commissioner Biltoft and Alternate Commissioner Douglas

Board Business:

None

Attorney Business:

None

Staff Business:

Steve Timms noted that there will be an annexation zoning case on September 7

Adjournment

The meeting was adjourned 8:12pm